Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.

10:00 a.m.  FLAG SALUTE

ROLL CALL: Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Anders Hauge, District 5 (Secretary); Samuel Cannon, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Wayne Nader, At-Large West of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

CONSENT AGENDA: All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.
TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 10:05 a.m. **PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE GENERAL PLAN AMENDMENT, REZONE, ZONING TEXT AMENDMENT (PLN1800195) FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2017092020) SUPERVISORIAL DISTRICT 3 (HOLMES)**

Conduct a public hearing, on the date and time noted above, to consider a recommendation to the Board of Supervisors on the County-initiated Placer County Government Center (PCGC) Master Plan Update that defines anticipated uses for the PCGC campus (formerly known as the Dewitt Center campus) over the next 20 years. The PCGC Master Plan Update provides a conceptual site plan for the PCGC property and establishes allowable land uses, development standards, and design guidelines that will shape future development projects. The PCGC Master Plan Update proposes construction of a County Health and Human Services building and a Multi-family Residential project on the PCGC campus. Requested entitlements include 1) General Plan Amendment to establish a Master Plan land use designation for the project site and amendments to the Placer County General Plan Tables 1-1 and 1-2, and Figures 1-1 and 1-2, to recognize the PCGC Master Plan; 2) Amend the Auburn/Bowman Community Plan Land Use Map to re-designate land uses within the PCGC area, and to replace and supersede all references to the “Dewitt Center” with the Placer County Government Center Master Plan as shown on the General Plan Amendment exhibit included with this notice; 3) Rezone portions of the PCGC campus as shown on the Rezone exhibit included with this notice; and 4) Amend Placer County Code Section 17.52.135 Town Center Commercial to allow modified development standards for development in areas that include the Town Center zoning overlay subject to approval of an area plan, master plan or specific plan. The Planning Commission will also consider a recommendation to the Board of Supervisors on certification of the Placer County Government Center Master Plan Environmental Impact Report which was prepared pursuant to the California Environmental Quality Act.

**Project Location:** The 200-acre proposed project site is located north of the City of Auburn and within the census-designated area of North Auburn, west of State Route 49, between Bell and Atwood Roads.

**APN:** 051-120-061-000, 051-120-010-000, 051-110-013-000, 051-120-064-000, 051-120-065-000, 051-120-066-000, and 051-120-067-000

**Total Acreage:** 200 acres

**Zoning:** If adopted, the Placer County Government Center Master Plan Update will update and supersede existing zoning in the Placer County Zoning Ordinance.

**Community Plan Area:** Auburn/Bowman Community Plan

**Applicant:** County initiated

**County Staff:**
Planning Services – Principal Planner, Crystal Jacobsen (530) 745-3085
Facility Services – Senior Architect, Paul Breckenridge (530) 889-6892

2) 10:45 a.m. **WHITEHAWK II GENERAL PLAN AMENDMENT, REZONE, VESTING TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT, AND VARIANCE (PLN15-00301) FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2016082009) SUPERVISORIAL DISTRICT 4 (UHLER)**

Conduct a public hearing, on the date and time noted above, to consider an application from Meritage Homes, and make a recommendation to the Board of Supervisors on the
following requests: 1) General Plan Amendment (Granite Bay Community Plan) from Rural Low Density Residential (.9 to 2.3 acre minimum) and Rural Residential (2.3 to 4.6 acre minimum) to Low Density Residential (0.4 to .9 acres per dwelling unit) and Open Space, 2) Rezone from RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet) to RA-B-20 PD = 1.75 (Residential Agricultural, combining minimum Building Site of 20,000 square feet, combining Planned Residential Development of 1.75 units per acre) and O (Open Space), 3) a Vesting Tentative Subdivision Map, 4) a Conditional Use Permit to construct a 55-unit Planned Residential Development (single-family residences), and 5) a Variance to lot coverage allowing up to 50 percent coverage for single-story residences where 30 to 40 percent is normally allowed. The Planning Commission will also consider a recommendation to the Board of Supervisors on certification of the Whitehawk I and II Environmental Impact Report (SCH# 2016082009) which was prepared pursuant to the California Environmental Quality Act.

Project Location: South side of Douglas Boulevard at Seeon Avenue, Granite Bay
APN: 048-151-061-000
Total Acreage: 33 acres
Zoning: RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 square feet)
Community Plan Area: Granite Bay Community Plan
Applicant: Meritage Homes
Property Owner: Creekside Oaks, LLC (Cyrus Kwong)
County Staff:
Planning Services – Senior Planner, Christopher Schmidt (530) 745-3076

3) 11:15 a.m. Consider Commissioner Nader’s request to add to a future agenda an informational presentation from Alliance for Environmental Leadership on its proposal for the Sunset Area.

CONSENT AGENDA:

Approve Action Agenda of February 14, 2019 Planning Commission Meeting

HIDDEN RAVINE ESTATES
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PSUB 20060791 / PSM 20080325)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 (HOLMES)
Consider a request from Robert Hoffman, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed an 11-lot Planned Residential Development, including a 2.51-acre open space lot. The Vesting Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on January 10, 2007. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time. In 2009, the project was revised and a new Mitigated Negative Declaration was prepared and adopted by the Board of Supervisors on March 10, 2009. The map received automatic extensions from the State, bringing the expiration date to January 22, 2017. A two-year Extension of Time was later approved by the Planning Commission on March 23, 2017 bringing a new expiration date of January 22, 2019. The Planning Commission will be asked to assess the prior environmental review documents and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the extension of time.
Project Location: Southwest corner of Richardson Drive and Kemper Road in Auburn, CA
APN: 051-100-069-000
Total Acreage: 12.5 acres
Zoning: RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 40,000 Square Feet, combining a Planned Residential Development of 1 dwelling unit per acre)
Community Plan Area: Auburn/Bowman Community Plan
Applicant: Robert J. Hoffman
Property Owner: Robert J. Hoffman
County Staff:
Planning Services – Associate Planner, Kally Keding-Cecil (530) 745-3034